

Proposal for Opening the New Sunrise Point Marina to Our Community

*“Returning A Recreational Jewel
to the Citizens of Fort Worth”*



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The Opportunity:

Sunrise Point is a spectacular city-owned, 9-acre peninsula on beautiful Lake Worth. The land provides shelter to a perfectly sized cove from the prevailing winds and waves. Because of its size, proximity to other public land, and enormous waterfront, the land represents an astonishing opportunity for community recreation. Potential uses include a “green,” non-motorized marina (e.g. sailboats, canoes, wind surfing, etc.), picnicking facilities, bike trailhead, fishing, and lake viewing.

The potential users for the facility represent a broad cross section of our community with unlimited uses. For example, one church youth group might see the opportunity to use the facility in a special “day camp” program that uses sailboats to teach group dynamics and cooperation. A local college may use the facility to teach sailing curriculum. A kayak club may decide to use the facility as a base for excursions. A group of friends may see this property as a venue for their families to spend time together. The only limit to how this prime asset can benefit our community is our collective imagination.

By recognizing the value of this resource and by working together, the community of Fort Worth can unlock its most valuable recreational jewel for all its citizens.

The Current Problem:

In the past, Sunrise Point was open to the community. Today, this resource is controlled by a small and exclusive club that rents the property from the city – The Lake Worth Sailing Club. The club activities show little interest in making the property an open and vivacious community asset. Alcohol sales and consumption, industrial activities, dangerous docks, and the non-inclusive culture have limited the property’s usefulness to the community. People wanting to use the facilities must first join the club by passing a subjective and fraternal application process. As for public use of the property, there is none. Curious members of the community who venture onto this beautiful property are quickly chased away.

From a community stewardship point of view, the current management regime of Sunrise Point makes no sense: Prime, city owned land - millions of dollars worth - is being rented to a small, private group of individuals for less than the cost of renting the worst lake front home on Lake Worth. The community is not receiving a fair market rent and community members are denied use of the property that they collectively own. Fort Worth citizens are subsidizing the exclusive use of this spectacular property for a handful of people.

The Plan:

Open this prime recreational resource to the community by expanding the facilities, expanding the users, and expanding the leadership. Capital expenditures can be obtained from a variety of public and private resources. Once the improvements are made, the facility will be self-supporting.

Expand the Facilities (Make Them Safe and Community Friendly):

Under the current management, the property has received little in the way of capital investment. The docks are poorly engineered and built atop unencapsulated foam, which pollutes the lake. Dock users risk life and limb negotiating unsteady platforms and loose boards. The buildings on the property consist of two old houses and two portable metal buildings. Neither house will meet current codes. One is an uninhabitable fire hazard and needs to be torn down.

Sailboat Moorings:

Safe and non-polluting docks need to be installed. Currently, the docks moor 75 sailboats. Quick estimates from satellite images indicate that this number could be expanded to at least 120 moorings with more possible if a breakwater was installed. By expanding the moorings, current users will continue to enjoy the lake while making room for new users.

Small Craft Launch:

A floating launch for small boats such as canoes, wind surfing, and “Sunfish” style sailing craft will be installed. This will allow small craft users easy access to the lake.

Fishing and Viewing Piers:

A variety of piers will be installed for various uses. For example, a pier on the “big lake” side of the peninsula will allow users a wonderful view of the lake as well as provide a great spot for fishing. Smaller floating piers will allow ingress and egress from launches of all sizes.

Buildings:

Facilities will include a community center for various clubs and organizational events, restrooms, canoe storage, sail storage, etc.

Parking:

Parking needs to be installed. There is room for considerable parking on property. Moreover, if the decision is made to maximize pedestrian use, nearby city owned land (inside Peninsula Club Circle) will provide additional parking and only require a short walk by users.

Expand User Groups (Include the Community):

Currently, one small group enjoys the exclusive use and access of this valuable city owned resource. The exclusivity should end and access by all community members should be expanded. Potential users will include all types of people and social organizations.

Some of the users and user groups that will take advantage of the newly opened resource will be:

Community Water Sports Organizations - Community groups that already use lake resources will love to have these resources available. Canoe clubs, wind surfing clubs, fishing clubs, etc. will all benefit.

Community Educational Institutions - Local colleges, high schools, private schools, etc., will begin using the newly opened resource to teach curriculum (e.g. sailing, etc.).

Community Athletic Groups – Local sports activity organizations (e.g. Lockheed Martin Recreational Center, UNTHSC, JPS Health Network, etc.) will use the facilities to provide additional venues for sports involvement for their members and the community.

Community Social Empowerment Groups – Local groups focused on helping people in need (e.g. Fort Worth Boys and Girls Clubs, etc.) will use the resources as auxiliary functions and resources.

A Wide Variety of Social Organizations – Groups as diverse as church groups, local clubs, interest groups, and ad hoc organizations will utilize the resource in a wide variety of diverse ways.

Yet To Be Formed Organizations – Once the facilities become publicly available, new organizations can form to utilize them. For example, “sailing clubs” and clubs of various types (e.g. “Fort Worth Seniors Sailing Club,” “Fort Worth Teens Sailing Club,” “Special Needs Sailing Club,” “First Methodist Church Sailing Club,” “Young Singles Sailing Club,” etc.) may come together to take advantage of the opportunity.

Citizens Who Don’t Want to Join A Club or Organization – Citizens who just want to enjoy Lake Worth without having to join any organization or club will begin using this resource.

Citizens Now Excluded - Citizens who may have been turned down for “Lake Worth Sailing Club membership” will begin using the property without the requirement of fraternal admission.

Expand the Leadership (Include the Community):

Management will be reformed so that it is community based and community focused. It goes without saying that leadership generally tries to benefit the members it represents. Currently, the management of Sunrise Point focuses on benefiting the members of the Lake Worth Sailing Club – not the larger community. By reappointing management to a community-based group, the leadership can focus on making changes that benefit the whole community.

A community stewardship group will be composed of a wide variety of community stakeholder organizations. Groups that would like to use the facilities will be asked if they would like to provide leadership representation. This community based leadership group will then oversee the operation of the facilities and make recommendations for improvements and changes.

While the exclusive management by the Lake Worth Sailing Club will end, the club will still enjoy representation and a voice. It is hoped that the club will embrace this change as an opportunity to connect and share with the larger community. By implementing a community based stewardship group, problems allowed by the past “exclusive use” will be avoided.

Lake Worth Sailing Club – An Opportunity for Growth:

Sunrise Point will continue to be open for use by the members of its current tenant – the Lake Worth Sailing Club. All current members will be welcome to continue using the facilities and moorings. In fact, improved and expanded facilities and docks will provide the opportunity for the club not only to survive but also to thrive.

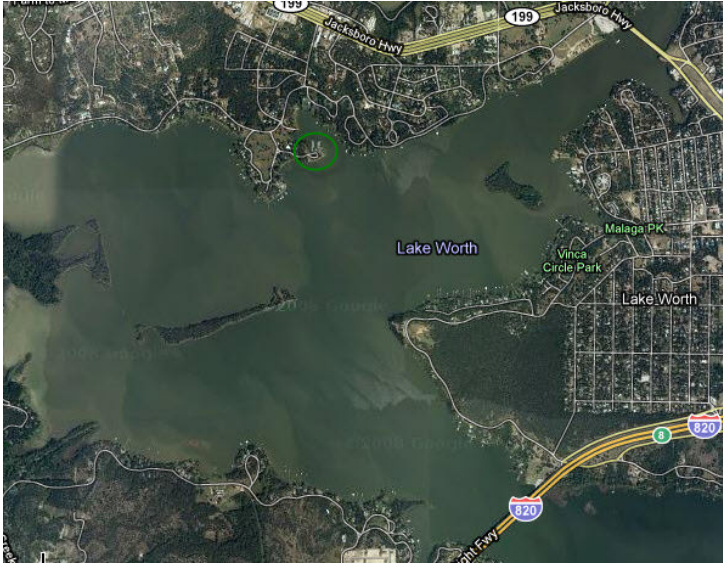
Historically, the Lake Worth Sailing Club shared Sunrise Point with a wide variety of users and the community. Only in the last few years, as users left the point, did the property convert to private use only. Over time, city land agents leased more and more of the point to the club until access was denied to the citizens. Sunrise Point - and hopefully the Lake Worth Sailing Club - will return to their historical roots as shared community resources.

No doubt that some changes to the club culture will need to occur. As a family friendly community resource, the environment of Sunrise Point will need to improve significantly. Alcohol sales and consumption on the property will cease and industrial activity and derelict boats will be removed from the property. Club members will need to view Sunrise Point as a community asset rather than a private privilege. Access to and oversight of the property will be expanded beyond the club’s sole control.

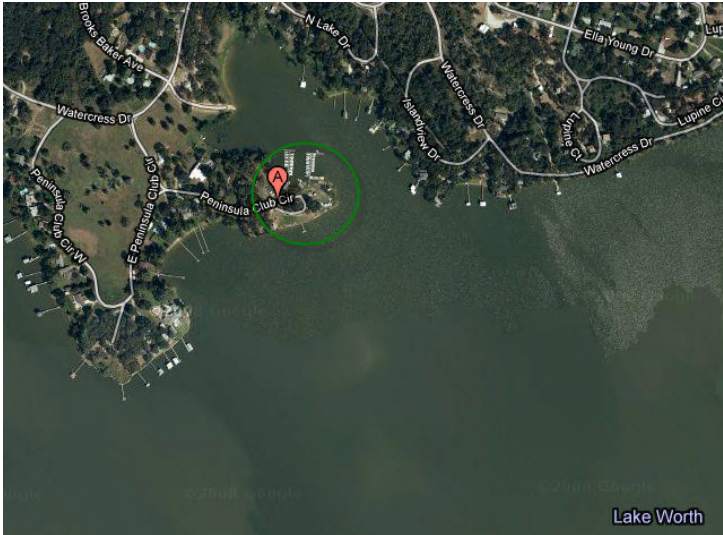
The advantages to the club will be large. As a club whose stated purpose is to “promote the sport of sailing,” an open and expanded sailing marina will present a magnificent opportunity for growth. For example, families that might not have “joined the club” in its current state, may find the new facilities safe and enjoyable. Even though no one will need to join a club to use the facilities, the Lake Worth Sailing Club will still be welcome to solicit facility users for membership. New users and visitors present an opportunity for the Lake Worth Sailing Club to expand its membership and spread its knowledge and enthusiasm for the sailing sport.

Funding:

Funding for capital improvements will come from a wide variety of sources that might include private donations, grants, CIIP money, and gas money from under the land itself. Once the capital improvements are made, the facility will be largely self-sustaining from the revenues of boat slip rentals.



Satellite View A



Satellite View B



Satellite View C

**Outline of Community Properties and
Mockup of Expanded Moorings, Extended Parking, and Community Dock**



- Yellow – Outline of Sunrise Point (i.e. the spectacular city owned property in question).
- Pink – Mockup of increased moorings at the new Sunrise Point Community Marina.
- Red – Mockup of public dock for lake viewing and fishing.
- Blue – Sunset Park – A heavily used park that the community uses for picnicking, swimming, fishing, etc.
- Green – Peninsula Club Circle – City owned land that will be used for public recreation.
- Purple – Mockup of possible parking location to handle Sunset Park, Sunrise Point, and other recreational uses (e.g. bicycle trailhead, etc.).